



J. TYLER McCAULEY
AUDITOR-CONTROLLER

**COUNTY OF LOS ANGELES
DEPARTMENT OF AUDITOR-CONTROLLER**

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 525
LOS ANGELES, CALIFORNIA 90012-2766
PHONE: (213) 974-8301 FAX: (213) 626-5427

October 9, 2003

TO: Supervisor Yvonne Brathwaite Burke, Chair
Supervisor Gloria Molina
Supervisor Zev Yaroslavsky
Supervisor Don Knabe
Supervisor Michael D. Antonovich

FROM: J. Tyler McCauley By
Auditor-Controller PTM

SUBJECT: **SAMPLE AUDIT OF COUNTY CONDITIONS ON LAND DEVELOPMENT
PROJECTS – STATUS REPORT**

On October 8, 2002, in response to our review of the implementation status of conditions imposed on the La Vina development in Altadena, your Board instructed the Auditor-Controller, in conjunction with the Chief Administrative Officer, to report on the implementation status of conditions for a sample of other County land development projects.

On May 14, 2003, we updated your Board that we would be able to commence the audit after finalizing the audit of the La Vina Mello-Roos fund and completing the audit of the Agua Dulce Mello-Roos fund. We estimate we will be able to commence the audit in the next 30 days.

In conjunction with the Chief Administrative Office and the Department of Regional Planning, we identified the following three projects to include in the audit. These projects vary by both project type (e.g., residential, commercial or mixed use) and geographic location.

- **Arbor Glen (First District)**

This project, located in Avocado Heights, was approved for 33 single-family residences on 4.36 acres. At least 21 (64%) of the 33 residences were reserved for low-income households. The Regional Planning Commission approved the project in 2001.

- **Robertson's Ready Mix (Second District)**

This project, located in the Victoria area, was approved for a concrete batch plant on 11.45 acres. The project required an environmental impact report (EIR.) The Board of Supervisors approved the project in 2000.

- **Malibu Terrace (Third District)**

This project, located in the Calabassas area, was approved for the development of 110 single-family residences, open space, and a neighborhood commercial center on 494 acres. The project required a plan amendment, zone change, conditional use permit, oak tree permit and an EIR. The Board of Supervisors approved the project in 1995.

We intend to include these projects in the audit, unless we hear from your Board otherwise.

If you have any questions regarding this matter, please contact me or your staff may contact DeWitt Roberts at (626) 293-1101.

JTM:DR:JK

c: David E. Janssen, Chief Administrative Officer
Lari Sheehan, Assistant Administrative Officer
Lloyd W. Pellman, County Counsel
Timothy Gallagher, Director, Department of Parks and Recreation
James Hartl, Director, Department of Regional Planning
James A. Noyes, Director, Department of Public Works
Violet Varona-Lukens, Executive Officer, Board of Supervisors
Audit Committee
Public Information Office